

BILL NO. Z-67-06- 35

ZONING MAP ORDINANCE NO. Z-_____

AN ORDINANCE amending the City of Fort Wayne
Zoning Map No. CC-30.

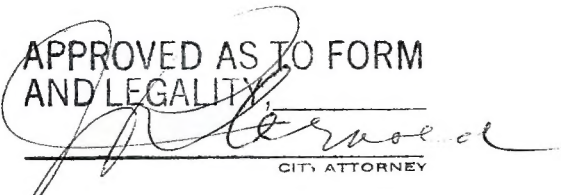
BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE,
INDIANA:

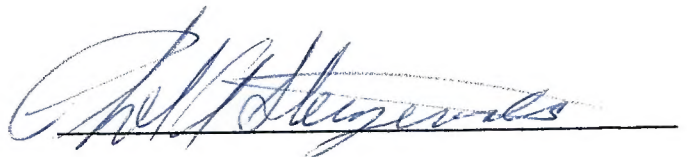
SECTION 1. That the area described as follows is hereby
designated a B-4 District under the terms of Chapter 36, Municipal
Code of the City of Fort Wayne, Indiana, 1946, as amended by General
Ordinance No. 2836; and the symbols on the City of Fort Wayne
Zoning Map No. CC-30 referred to therein, established by Section 9,
Article III of said Chapter as amended, are hereby changed
accordingly, to-wit:

The South Half of the Southwest Quarter of
Section 15, Township 29 North, Range 12 East,
Containing 80 acres, more or less, subject
to legal highways, rights of way and ease-
ments of record.

SECTION 2. This Ordinance shall be in full force and effect
from and after its passage, approval by the Mayor, and legal
publication thereof.

APPROVED AS TO FORM
AND LEGALITY,


CITY ATTORNEY



RESOLUTION OF ZONING ORDINANCE AMENDMENT RECOMMENDATION

WHEREAS, the Common Council of the City of Fort Wayne, Indiana, on June 27, 1967, referred a proposed zoning map amendment to the City Plan Commission which proposed ordinance was designated as Bill No. Z-67-06-35; and,

WHEREAS, the required notice of public hearing on such proposed ordinance has been published as required by law; and,

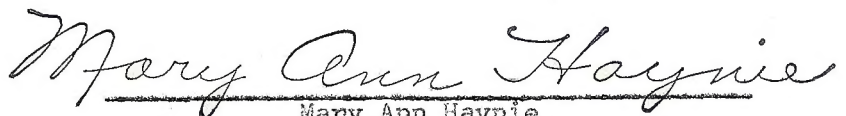
WHEREAS, the City Plan Commission conducted a public hearing on such proposed ordinance on August 21, 1967;

NOW THEREFORE, BE IT RESOLVED that the City Plan Commission does hereby recommend that such proposed ordinance DO NOT PASS for the reasons that no need has been shown for the Land Use Plan to be amended, the amendment will not be in the best interest of and benefit to the area involved and of and to the city, and the amendment will be detrimental to and conflicts with the overall city plan;

BE IT FURTHER RESOLVED that the Secretary is hereby directed to present a copy of this resolution to the Common Council at its next regular meeting.

This is to certify that the above is a true and exact copy of a resolution adopted at the meeting of the Fort Wayne City Plan Commission held August 28, 1967.

Certified and signed this
8th day of September 1967.



Mary Ann Haynie
Secretary



\$ 25⁰⁰

May 11 1967 No.

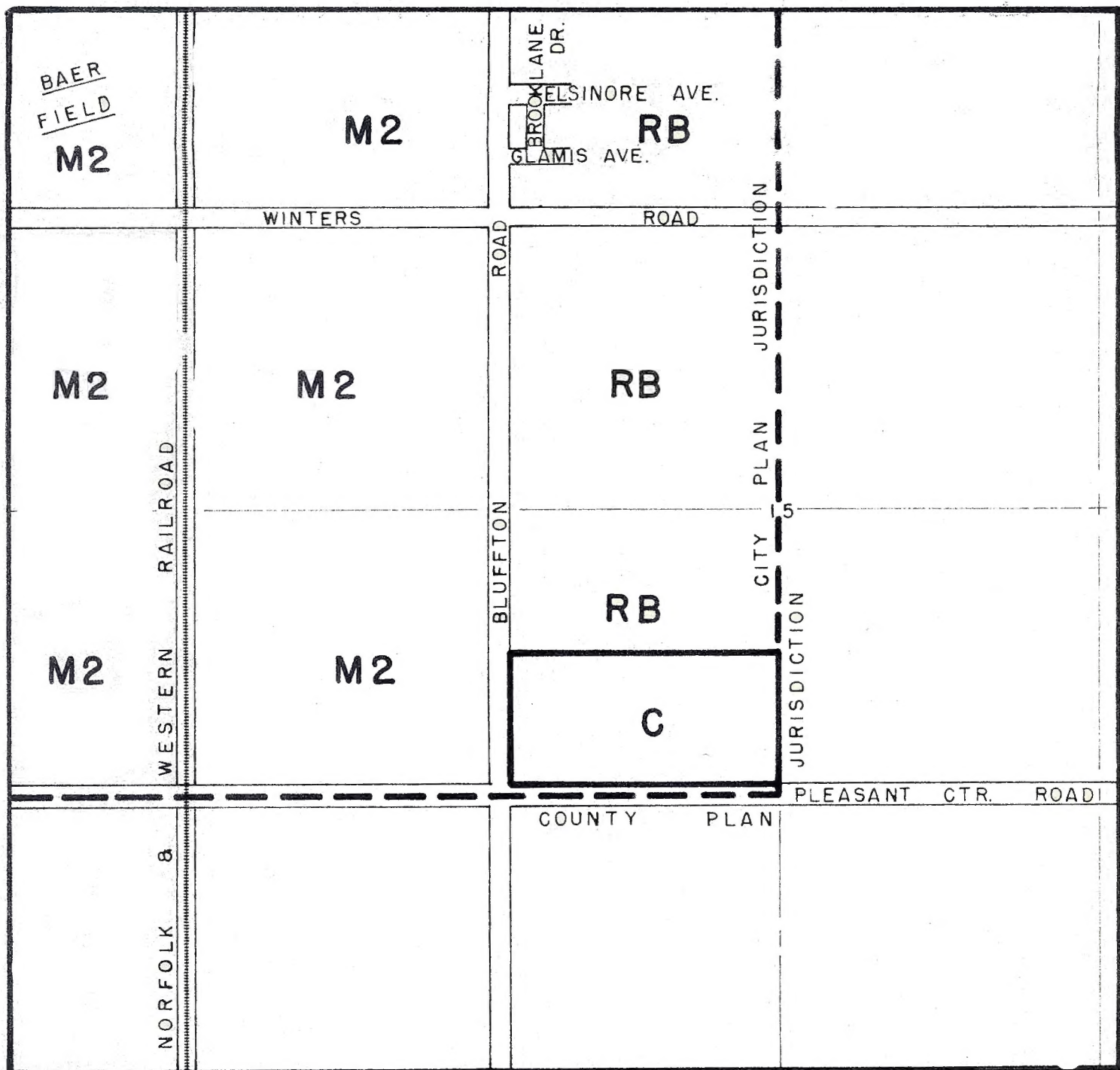
RECEIVED OF

John Asher & D. J. Brandenberger

Twenty-Five and ⁰⁰/₁₀₀ DOLLARS

Rezone Petition South half-Southwest
Quarter Sec. 15, Twp. 29 North Range 12 East

BY I H. Mc Kathrie



C - CHANGE FROM RB TO B4

Z-67-06-35

N

PETITION TO REZONE

We, the undersigned, being the owners of more than fifty-one (51) percent of the real estate hereinafter described, do hereby respectfully petition the Common Council to enact an ordinance to reclassify from a/an _____
RB District to a/an B 4 District, the real estate described as follows, to-wit:

The South Half of the Southwest Quarter of Section 15, Township 29 North, Range 12 East, containing 80 acres, more or less, subject to legal highways, rights of way and easements of record.

Floyd X Steinbacher

REMONSTRANCE

THE UNDERSIGNED, being property owners located adjacent to and in the neighborhood of eighty (80) acres of land located at the northeast corner of the Bluffton and Pleasant Center Roads in Allen County, Indiana, which said land is the subject of a hearing for a zoning amendment on August 21, 1967, do hereby remonstrate against the rezoning of said property to "B-4" for the following reasons to wit:

1. That said land was just recently purchased by the petitioner during the year 1967 and that at the time of said purchase, said property was zoned "R-B" and the petitioner knew that the use of said property was limited to this zoning classification.

2. That the general make-up of the area is residential and is composed primarily of residents who have moved into the area so as to avoid the high density usage of real estate which would be permitted by a "B-4" zoning classification and detrimental to the improvements and the monetary valuation thereof which the undersigned have placed on their real estate while relying on a residential zoning classification.

3. That there is no adequate sewer and/or water facilities to accommodate a high density usage of the real estate requested to be rezoned and that a zoning classification which would permit said usage would be injurious and detrimental to the undersigned.

4. To permit that typed zoning classification on the premises requested to be rezoned would be spot zoning and contrary to law.

5. That no prior notice has been given to the undersigned as to the petitioner's intended use of the premises and without any prior notification, the undersigned can only speculate as to the nature of the intended usage as permitted under the zoning ordinance for the requested zoning change and that any such permissive usage under the requested zoning change could result in land usage which would be detrimental to the health and welfare of the undersigned as well as to the value of their residential real estate.

6. That the highways and byways adjacent to said real estate requested to be rezoned are unimproved and not suitable for the handling of traffic which one could reasonably expect to be attracted to the premises to be rezoned as a "B-4" classification.

WHEREFORE, the undersigned do hereby remonstrate against and object to the rezoning of the above referred to real estate and do hereby acknowledge their objections thereto by affixing their signatures and addresses.

Elmer J. Thompson	11508 Brooklane Dr. Ft. Wayne Ind.
Adella W. Thompson	11508 Brooklane Dr. Ft. Wayne Ind.
Albert J. Libert	11521 Brooklane Dr. Ft. Wayne Ind.
Joel A. Elsten	11615 Brooklane Dr. Ft. Wayne Ind.
Joan A. Elsten	11615 Brooklane Dr. Ft. Wayne, Ind.
Russell J. Loff	11614 Brooklane Dr. Ft. Wayne, Ind.
Margaret J. Loff	11614 Brooklane Dr. Ft. Wayne Ind.
Mary Ann Freiburger	11612 Brooklane Dr. Ft. Wayne, Ind.
Myron Freiburger	11612 Brooklane Dr. FT WAYNE Ind.
Roger J. Mayer	11625 Bluffton Rd. Ft. Wayne, Ind.
Dina M. Mayer	11625 Bluffton Rd. Ft. Wayne, Ind.

Jack Newhouse 11605 Bluffton Rd Ft. Wayne Ind
Carol J. Newhouse 11605 Bluffton Rd. Ft. Wayne, Ind
Elden C. Stoops 11531 State Rd 1 S. Fort Wayne, Ind
Lionelle Stoops 11531 State Rd. 1, S., Fort Wayne, Ind
Ralph E. Stark 2301 Glamis Ave. Fort Wayne, Ind.
Mary Ann Stark 2301 Glamis, Fort Wayne, Ind.
Donald F. Sprunger 11605 Brooklane Dr. Ft. Wayne, Ind.
Gladys L. Sprunger 11605 Brooklane Dr. Ft. Wayne, Ind.
Henrietta M. Lamb 11604 Brooklane Dr. Ft. Wayne
Leora Adams 11507 Brooklane Dr. Ft. Wayne, Ind.
Donald E. Adams 11507 Brooklane Dr. Ft. Wayne, Ind.
James C. Ort 11530 Brooklane Dr. Fort Wayne Ind.
Marjella D. Ort 11530 Brooklane Dr Ft Wayne Ind
Jason Mathias 11531 Brooklane Dr Fort Wayne Ind
Emeryllis M. Mathias 11531 Brooklane Dr., Fort Wayne, Ind.
Annette Fisher 11507 Bluffton Rd. Ft. Wayne Ind
Richard C. Fisher 11507 Bluffton Rd. Ft. Wayne Ind.
Edon E. Collins 2325 Glamis Drive Ft Wayne, Indiana
Judith D. Collins 2325 Glamis Dr Ft Wayne, Ind.
Grace M. Weikel RR4 Ferguson Rd. Ft. Wayne Ind.
Homerad Weikel RR4 Ferguson Rd Ft Wayne, Ind.
Louis D. Jacob 1904 Ferguson Rd. Ft Wayne, Ind

REMONSTRANCE

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Evelyn J Snarr R.R. #4 Ft Wayne, Ind
 John E. Snarr R.R. #4 Ft. Wayne
 William A Nends R.R. #4 Ft Wayne
 Elvira R. Nends R.R. #4 Ft. Wayne
 Raymond W. Henry R.R. #4 Ft. Wayne
 Sandra M. Henry R.R. #4 Ft Wayne
 Harp and Thos, Jacke R. #4 Ft Wayne.
 Jack C Pinney 12219 Bluffton Rd. Ft. Wayne
 Cecelia L. Pinney 12219 Bluffton Rd Ft. Wayne, Ind
 Donald E. Grimme 12211 Bluffton Rd. Ft. Wayne, Ind.
 Aline A. Grimme 12211 Bluffton Rd. Ft Wayne, Ind
 Mr. Ed Wible R.R. #4 Bluffton Rd Ft. Wayne, Ind
 Evelyn Wible R.R. #4 Bluffton Rd. Ft. Wayne, Ind
 Arthur Spenn R.H. Center Rd. Ft. Wayne, Ind.
 Mable Spenn R.R. #4 Center Rd Ft. Wayne, Ind.
 Howard Adams Rt #1 Yoder Ind Bluffton Rd.
 Florence Adams Rt #1 Yoder Ind Bluffton Rd.
 Dorothy A Lahman R.R. #4 Thule Ft Wayne Ind.
 Emmett Lahman R.R. #4 Thule Ind. Ft Wayne Ind.
 Violet H. Henry R.R. #4 Thule Rd. Ft. Wayne Ind.
 Jeanette Lahman R.R. #4 Thule Rd Ft Wayne Ind.
 Mrs. Jeanne Catough 1735 Winters Road, Fort Wayne, Ind.
 C.W. Clapham 1735 Winters Road Ft. Wayne Ind
 Rosemary T. Michell 1707 Winters Road Ft. Wayne, Ind
 Kenneth K. Michell 1707 Winters Road Ft. Wayne, Ind.
 K. Robert Michell 1707 Winters Road Ft. Wayne, Ind.
 Jude Michell 1707 Thule Rd Ft. Wayne, Ind.
 Melvin M. Franke 1637 Winters Road Ft. Wayne, Ind.
 Dorothy M. Franke 1637 Winters Rd. Ft. Wayne, Ind.

Delene Brickley 1619 Winter Rd. Fort Wayne
Dean Brickley 1619 Winter Rd. Fort Wayne
Lester R. Kumper Fort Wayne R 4
Velta Kumper Ft. Wayne Ind RR #4
Donald C. Herons RFD 4 Ft. Wayne, Indiana
Mayone A. Herons R.F.D. 4, Ft. Wayne, Ind.
Bud Herons RFD 4 Fort Wayne Ind
Marilyn Schaenfeld 2121 Pleasant Ctr Rd.
Glen R. Schaenfeld - 2121 Pleasant Center Rd.
Homer P. Kinner R. 1 apdes

August 21, 1967

City Plan Commission
City of Fort Wayne
City Hall
Fort Wayne, Indiana

In re: Proposed Rezoning at State Road 1
at Pleasant Center Road

Gentlemen:

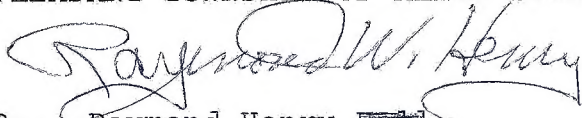
I am the Township Trustee of Pleasant Township and I reside several hundred ~~miles~~^{feet} to the East of the 80 acres proposed to be rezoned from R-A to permit business. I am well acquainted with the neighborhood involved and my father was Township Trustee for a number of years prior to my election.

Speaking on behalf of all of the people in our Township, I vigorously protest against the proposed rezoning as being very detrimental and harmful to our community:

1. The people are unanimously opposed and since the city now has jurisdiction, asked me to make a direct appeal to you to prevent the first step in ruining the rural nature of our community.
2. Our schools and roads and our drainage particularly in this area are not suited for these business intrusions.
3. There is absolutely no business of any kind connected with the road for many miles in this vicinity and the people are well satisfied to do their shopping several miles North in Waynedale and several miles South in the Yoder and Ossian area.
4. Adequate and suitable business zoning already exists to the West and business developments should follow the orderly progression already outlined for that area. Permitting business outside that area totally disrupts the intelligent planning from which Pleasant Township has thus been benefiting.

As the elected representative of the people of Pleasant Township, I am obligated to urge you that the passing of this ordinance is not for the best interest of the people of the township nor does it serve for public good.

PLEASANT TOWNSHIP OF ALLEN COUNTY


By: Raymond Henry ~~111~~
Township Trustee

RHH/slk

Bill No. Z-67-06-35

REPORT OF THE COMMITTEE ON REGULATIONS

We, your Committee on Regulations to whom was referred an Ordinance
amending the City of Fort Wayne Zoning Map No. CC--30,

have had said Ordinance under consideration and beg leave to report back to the Common
Council that said Ordinance PASS. *Be. Stricken from the record*

PHIL A. STEIGERWALD, Chairman

HERBERT G. TIPTON, Vice-Chairman

VERLIN H. BUCHANAN

JOHN H. ROBINSON

JACK K. DUNIFON.

CONCURRED IN

DATE 9-12-67 FUAD G. BONAHOOM, CITY CLERK

Read the first time in full and on motion by Steigerwald seconded by Buch and duly adopted, read the second time by title and referred to the (Committee on) Regulations (and to the City Plan Commission for recommendation) (~~and Public Hearing to be held after due legal notice,~~ at the Council Chambers, City Hall, Fort Wayne, Indiana, on

the _____ day of _____ 196____, at _____ o'clock _____ P.M., E.S.T.

Date: 6/27/67 _____ Wallace Rogers
CITY CLERK

Read the third time in full and on motion by _____ seconded by _____ and duly adopted, placed on its passage.

Passed (LOST) by the following vote:

AYES	NAYS	ABSTAINED	ABSENT	to-wit:
Buchanan	_____	_____	_____	_____
Dunifon	_____	_____	_____	_____
Fay	_____	_____	_____	_____
Hinga	_____	_____	_____	_____
Nuckols	_____	_____	_____	_____
Robinson	_____	_____	_____	_____
Rousseau	_____	_____	_____	_____
Steigerwald	_____	_____	_____	_____
Tipton	_____	_____	_____	_____

Date _____ CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (Zoning Map)(~~General~~)(~~Annexation~~)(~~Special~~)(~~Appropriation~~) Ordinance (~~Resolution~~) No. _____ on the _____ day of _____, 196____.

ATTEST: (SEAL)

CITY CLERK PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the _____ day of _____, 196____ at the hour of _____ o'clock _____ M., E.S.T.

CITY CLERK

Approved and signed by me this _____ day of _____, 196____, at the hour of _____ o'clock _____ M., E.S.T.

MAYOR